

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**13 KNOCK ROAD, BELFAST, BT5 6LA**

**OFFERS AROUND £299,950**



A beautiful period home, built in 1896, this property has been well maintained and improved by the current owner to include a new roof, and tarmac driveway. Boasting beautifully presented period features throughout to include antique wood burning stove, ornate cornicing, and superbly preserved ceiling roses.

On entering you are immediately impressed by the level of finish, generous space with high ceilings and natural light that floods throughout. The ground floor includes two receptions, both including attractive fireplaces. A superb spacious kitchen with a modern range of units to include an immaculate freestanding stainless steel gas range cooker with six gas hob rings, stainless steel splashback and extractor hood. To the rear of the kitchen includes a small utility area with plumbing for washing machine leading to attractive fully tiled bathroom suite. Off the kitchen are patio doors leading through to an open patio area and onto to a superb garden.

The first floor includes three double bedrooms, all with fireplaces. The master includes a attractive fireplace and freestanding period bath sitting inside the generous bay window, overlooking the Knock Road. Also boasting a recently fitted shower room with a large walk in shower cubicle and subway style tiling. The second floor offers a super fourth bedroom with built in eave cupboards and Velux window.

Excellent location within walking distance of Ballyhackamore shops, restaurants, and cafes plus many of Belfast's leading schools close to hand. Further to this you have a superb enclosed rear garden with lawn area, pebble stone area, patio area and timber decking area, all west facing to ensure you have the mid day and evening sun. An internal inspection is essential to appreciate fully all the is fine home has to offer.



## Key Features

- A Superb Period Home Built In 1896, Retaining Many Original Features
- Generous Kitchen With Extensive Range Of Units & Wood Burning Stove
- Master Bedroom With Feature Period Bath And Cast Iron Fireplace
- The Second Floor Offers A Fourth Bedroom With Built In Eave Cupboards
- Two Reception Rooms And Utility Room On The Ground Floor
- Downstairs Bathroom Suite And Newly Fitted First Floor Shower Room
- The First Floor Offers Three Further Double Bedrooms, All With Fireplaces
- Superb West Facing Garden With Lawn & Two Car Tarmac Driveway To Front



### Accommodation

#### Comprises:

#### Enclosed Entrance Porch

Tiled flooring.

#### Entrance Hall

Feature cornicing and ceiling rose, wood panelled flooring.

#### Lounge

16'6 x 12'3 (into bay)

Period cast iron fireplace with white marble surround, tiled inset, tiled hearth, two built-in book shelves, cornicing, ceiling rose, wood panelled flooring.

#### Dining Room

12'3 x 10'3

Period cast iron fireplace, carved wood surround, tiled hearth, cornicing, ceiling rose, patio doors to rear lean to conservatory.

#### Kitchen/ Dining Area

22'3 x 9'7

Attractive hole in wall fireplace, wood burning stove, tiled hearth. Modern range of high and low level units, display cabinets, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer taps, stainless steel downlighters, free standing stainless steel range cooker (piped for bottle gas), six ring gas hob, stainless steel splashback, stainless steel extractor hood, integrated dishwasher, recessed spotlighting, part tiled walls, ceramic tile flooring.

### Bathroom

10'7 x 6'2

Modern white suite comprising inset bath with mixer taps, telephone handle shower, tiled vanity unit with wash hand basin with mixer taps, low flush w.c., chrome feature wall mounted radiator, extractor fan, recessed spotlighting, fully tiled walls.

### Rear Hall/ Utility Area

Built-in shelving, built-in cupboard with hot press, plumbed for washing machine.

### First Floor

#### Landing

#### Bedroom 1

16'6 x 17'2 (into bay)

Cast iron fireplace with dark marble surround, tile inset, tile hearth, freestanding roll top feature bath with mixer taps, telephone hand shower, cornicing, ceiling rose and wood panelled flooring.

#### Bedroom 2

11'0 x 10'3

Attractive cast iron fireplace, pedestal wash hand basin, tiled splashback.

#### Bedroom 3

9'9 x 9'5

Attractive cast iron fireplace.

### Shower Room

Large shower cubicle with telephone hand shower and over heard shower, pedestal wash hand basin, low flush w.c., part tiled walls, recessed spotlighting.

### Second Floor

#### Landing

Velux window.

#### Bedroom 4

16'3 x 8'8

Built-in eave storage, Velux window.

### Outside

Tarmac two car driveway to front. Enclosed generous rear garden with pebble stone area, timber decking, lawn, patio area, mature shrubs, flowerbeds, garden shed, covered oil fired boiler and oil storage tank.





















Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
From produced using Planity.

13 Knock Road, Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	56
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark

